



PROFESSIONAL OFFICES TO BE LEASED

5635 Stratford Circle
Stockton, California



AMOUNTS ARE MONTHLY LEASE RATES

<u>UNIT</u>	<u>SQ FT</u>	<u>1 YEAR (\$1.48)</u>	<u>2 YEAR (\$1.43)</u>	<u>3 YEAR (\$1.39)</u>
C44-45	1,093	\$1,613	\$1,566	\$1,520

(3% annual increases on multiple year leases)

SERVICES:

Tenant Pays: Liability insurance

Landlord Pays: Electric, Gas, Water, Sewer, Garbage, Janitorial Service, Outside & Common area Maintenance

COMMENTS:

*One of Stockton's premier office locations between Pershing Avenue and Pacific Avenue in North Stockton! Easy freeway access located right in the hub of North Stockton commercial commerce. All utilities and janitorial paid for in the rent – **It don't get any better than that!***

Please Contact Agent:

Chuck Lantzner
209-951-1888 ext 1002
1313 W. Robinhood Drive, Suite A3
Stockton, CA 95207